



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Old Boatyard Lane, Worsley, Manchester

Per Calendar Month £1,700 Per Calendar Month

**HUNTERS<sup>®</sup>**

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Set over three floors and positioned on a private road in the heart of Worsley Village. Good sized ground floor lounge with garden access. Master bedroom with double en suite bathroom. Off road parking. 12 month tenancy minimum.

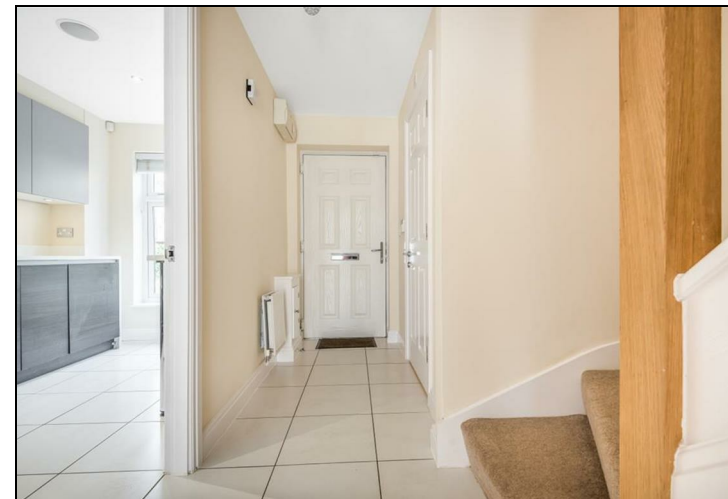
Beautifully styled throughout with modern neutral décor. A preferred location for commuters using motorway access, those looking for access to acclaimed schools and those looking for nearby canal side walks and woodland trails.

The accommodation briefly comprises ; welcoming entrance hallway leading to a lounge/dining room with patio doors leading to private enclosed rear garden fitted with artificial lawn and paved patio area. Guest cloakroom. Superb kitchen with integrated appliances. Staircase to first floor landing which gives access to 3 of the 4 bedrooms and a family bathroom. A further staircase leads to the Master Suite which incorporates en suite double shower room and dressing room.



## KEY FEATURES

- TOWNHOUSE
- FOUR BEDROOMS
- MASTER EN SUITE
- GROUND FLOOR LIVING ROOM
- THREE PIECE FAMILY BATHROOM
- EPC RATING B
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- VILLAGE LOCATION







# Old Boatyard Lane, Worsley, Manchester, M28

Approximate Area = 1236 sq ft / 115 sq m

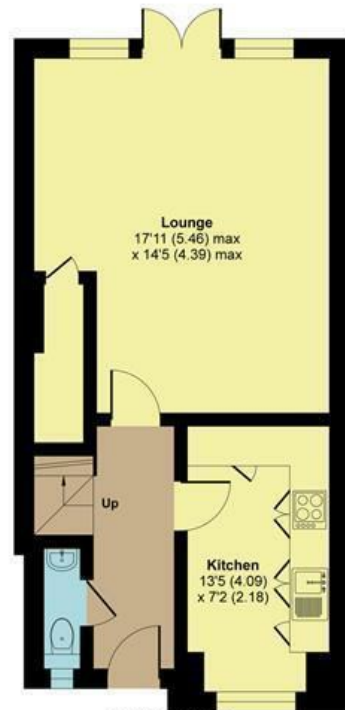
Limited Use Area(s) = 97 sq ft / 9 sq m

Total = 1333 sq ft / 124 sq m

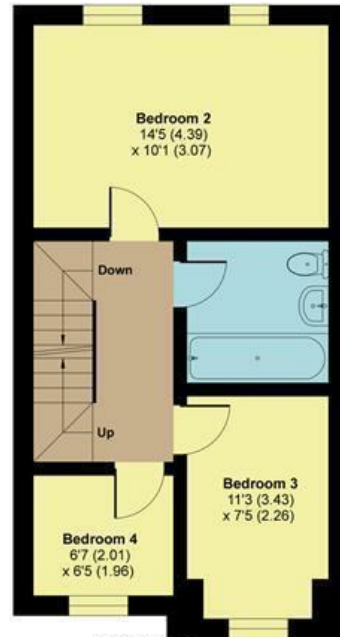
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR  
APPROX FLOOR  
AREA 43 SQ M  
(465 SQ FT)



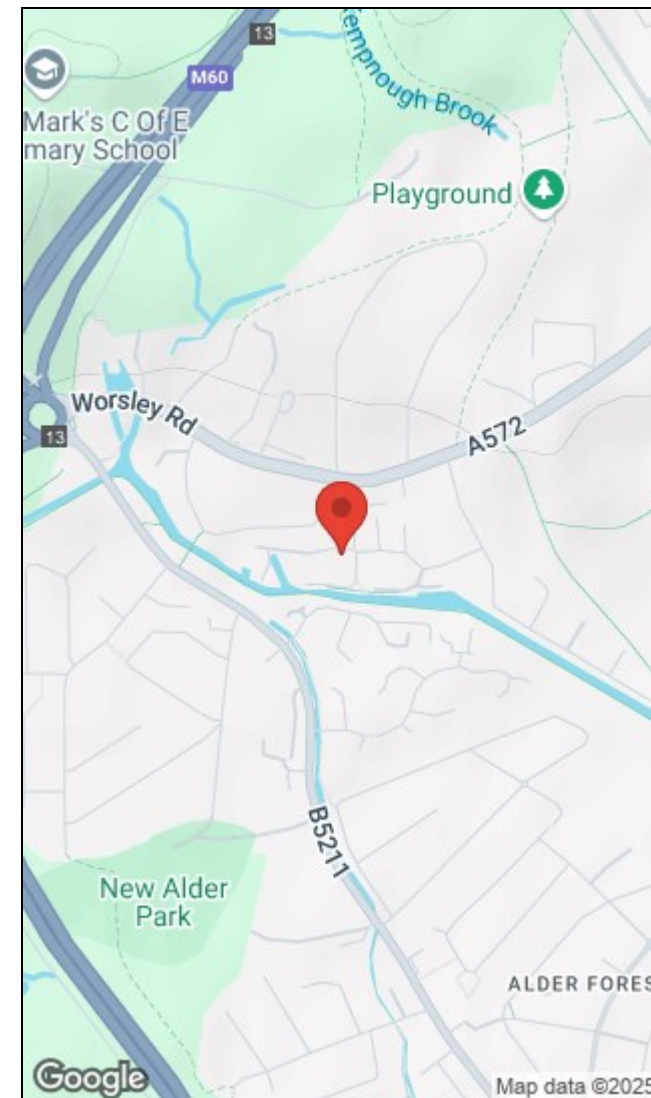
FIRST FLOOR  
APPROX FLOOR  
AREA 41 SQ M  
(438 SQ FT)



SECOND FLOOR  
APPROX FLOOR  
AREA 40 SQ M  
(430 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 702219



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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